



Petition Number: 2203-DDP-08

Project Name: Goodwill

Subject Property: 25 E. Spring Mill Pointe Dr.

Petitioner: Goodwill of Central and Southern Indiana by Weihe Engineers

Request: Petitioner requests **Detailed Development Plan** review for a new 14,000 SF commercial building on 2.6 acres+/- in the Maple Knoll Planned Unit Development (PUD) District

Current Zoning: Maple Knoll PUD District Ordinance

Current Land Use: Commercial/Vacant

Approximate Acreage: 2.6 acres+/-

Property History: Maple Knoll PUD (Ord. 04-02)
Maple Knoll PUD Amendment (Springmill Pointe – Ord. 14-08)

Staff Reviewer: Ryan Collingwood, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

DEVELOPMENT PLAN (Article 10.7(H) of the UDO):

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

Underlying Zoning District Standards (Article 4.16)

The plans comply.

22) GB: General Business District

- | | |
|---|---------------------------------------|
| 1. <u>Minimum Lot Area:</u> | No Minimum (Superseded by Ord. 04-02) |
| 2. <u>Minimum Lot Frontage:</u> | 80 Feet (Superseded by Ord. 04-02) |
| 3. <u>Minimum Building Setback Lines:</u> | See District standards herein |
| 4. <u>Minimum Lot Width:</u> | No Minimum (Superseded by Ord. 04-02) |
| 5. <u>Maximum Building Height:</u> | 60 feet (Superseded by Ord. 04-02) |
| 6. <u>Minimum Building Size:</u> | No Minimum (Superseded by Ord. 04-02) |

State Highway 32 Overlay District (Article 5.3)

The plans comply.

23) Permitted Uses

24) Accessory Buildings

25) Building Height Requirements:

- | | |
|-------------------------------------|--|
| a) <u>Maximum Building Height:</u> | No Minimum |
| b) <u>Minimum Building Height:</u> | Eighteen (18) feet |
| c) <u>Multiple Stories:</u> | Multiple stories encourage, not required |
| d) <u>Minimum Gross Floor Area:</u> | Five Thousand (5,000) square feet |
| e) <u>Maximum Gross Floor Area:</u> | No maximum |

26) Architectural Design Requirements:

a) Building Elevations:

- i) Article 5.3(K)(2)(a): All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice.
- ii) Article 5.3(K)(2)(b): Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at intervals of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the façade or with architectural elements.
- iii) Article 5.3(K)(2)(c): Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360-degree architecture).

iv) Openings

v) Roofs:

- (1) Flat Roofs (Article 5.3(J)(2)(f)(ii)(c)): Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings

vi) Main Entrances

vii) Windows

viii) Awnings

ix) Building Materials

x) Accessory Buildings

xi) Miscellaneous Requirements

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

27) Landscaping Standards (Article 6.8)

28) Lighting Standards (Article 6.9)

29) Lot Standards (Article 6.10)



- 30) Outside Storage and Display (Article 6.12)
- 31) Parking and Loading Standards (Article 6.14)
- 32) Setback Standards (Article 6.16)
- 33) Vision Clearance Standards (Article 6.19)
- 34) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 35) Block Standards (Article 8.1)
- 36) Easement Standards (Article 8.3)
- 37) Monument and Marker Standards (Article 8.5)
- 38) Pedestrian Network Standards (Article 8.7)
- 39) Storm Water Standards (Article 8.8)
- 40) Street and Right-of-Way Standards (Article 8.9)
- 41) Street Light Standards (Article 8.10)
- 42) Street Sign Standards (Article 8.11)
- 43) Surety Standards (Article 8.12)
- 44) Utility Standards (Article 8.13)

MAPLE KNOLL PUD STANDARDS (Ordinance 04-02)

The plans comply.

- 45) SECTION 12 – DEVELOPMENT AND ARCHITECTURAL STANDARDS: The development and architectural standards applicable to each of the Districts are as follows:

- a) Employment District:

- i) Lots:

- (1) All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
 - (2) Minimum Lot Width at building line: 20 Feet



- (3) Minimum Lot Width at Street: 20 Feet
- (4) Minimum Lot Depth: 100 Feet
- (5) Minimum Lot Area: 2,000 Square Feet
- (6) Front Setback: 0 – 80 Feet
- (7) Minimum Side Setback: 0 Feet; provided, however, that (i) minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana law governing condominiums.
- (8) Minimum Rear Setback: 0 Feet
- (9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road, State Road 32, or Austrian Pine Way; provided, however, that any Building located upon that segment of the Employment District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Employment District.

46) SECTION 12 – DEVELOPMENT AND ARCHITECTURAL STANDARDS (Superseded by SR 32 Overlay)

47) SECTION 13 – LANDSCAPING: Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the “Landscape Standards”) included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

- a) Softening of Walls and Fences – Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect.
- b) Heating and Cooling Facilities – Ground-mounted heating and cooling units for nonresidential structures shall be completely screened.
- c) Minimum Lot Landscaping Requirements

Type	Shown	Required	Remaining
Shade Tree	27	26	/
Ornamental/Evergreen Tree	27	26	/
Shrub	208	65	/



- d) Buffer Yard Width, Rear; Abuts SF-4: 40 feet
 - i) One (1) evergreen per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet. Up to sixty percent (60%) of shrubbery may be substituted for trees.
 - e) Parking Area Landscaping; 80 spaces proposed: 10% of parking lot must be landscaped
 - f) Perimeter Parking Landscaping: Shall be at least five (5) feet wide and shall extend along the perimeter of parking lots.
 - i) Landscaping required on-site abutting Springmill Pointe Drive as well as along both the east and west drive aisles
 - ii) One tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
 - iii) One shrub per three (3) feet of parking lot length. Shrubs may be clustered.
 - iv) A minimum of three (3) different species of shade trees shall be used for each development site.
- 48) SECTION 14 – SIGNAGE: Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the “Signage Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 49) SECTION 17 – STREET STANDARDS: Attached hereto and incorporated herein by reference as Exhibit 21 are Street Standards (the “Street Standards”) which supplement Street Standards contained in the Zoning Ordinance.
- 50) SECTION 18 – OPEN SPACE/TRAILS: The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Mixed Use District shall be greater than or equal to 10% of the area of the Mixed Use District.



The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion.

DEPARTMENT COMMENTS

- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 2203-DDP-08 with the following condition:**
 - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.